



Bond Industrial Estate, Evesham, WR11 7RL

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

£10,500 P.A

- Industrial warehouse and offices
- On Site Parking
- Energy Efficiency Rating: D
- Extending to 252.07m<sup>2</sup> (2712ft<sup>2</sup>)
- Rateable Value £6,500

Industrial semi-detached warehouse on the ground floor with offices on the first floor. Block work construction with panels on an upward elevation under a pitched roof.

#### Location

Bond Industrial Estate is a small industrial estate of approximately twenty units situated just off the A44 at Wickhamford approximately 5 miles from Evesham. The Estate has scenic views and while essentially rural in nature the Vale of Evesham has a thriving industrial sector with good road links with Cheltenham, Worcester, Redditch, Stratford-upon-Avon & Gloucester all being within approximately half an hour's drive. Links to the Motorways, M5, M50 and M42, are good and Evesham also has a main line Railway Station.

#### Lease Terms

3-5-year lease terms are anticipated on a full repairing and insuring lease

#### Services

Three phase electricity, Mains Water and Drainage and Broadband Connection.

All interested parties are advised to make their own enquiries in order to confirm continuity of supply.

#### Service Charge

Service charge includes, security lights, CCTV, Security Gate, Car parks, Roads, Hedge cutting. General estate maintenance in communal areas, gutters and gullies. Changes occur annually in September.

#### Accommodation

Ground Store 114.47m<sup>2</sup> (1232 ft<sup>2</sup>)  
First Floor Office 127.37m<sup>2</sup> (1371ft<sup>2</sup>)

#### Legal Costs

Upon signing the heads of terms, the proposed tenant will be required to make an undertaking to the Landlords solicitors for costs of up to £700, which will cover the costs incurred by the landlord for the drafting of the lease. Upon completion the landlord will contribute £350 +VAT for the legal cost.

#### Viewing

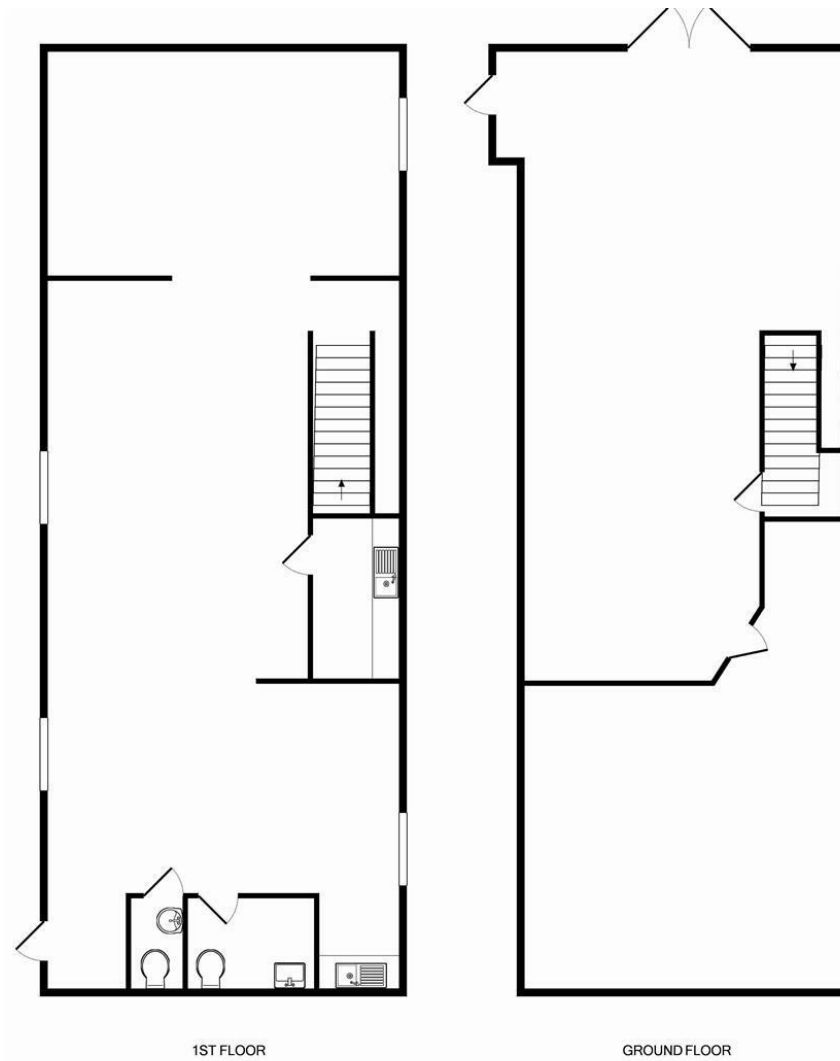
To arrange a viewing please contact the commercial Team: 01386 765700

#### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.



# Plan



This floor plan is not to scale and is for guidance purposes only  
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For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)